

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - SDR-35988 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MHP, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-12128) TO ALLOW 315 UNITS WHERE 348 UNITS WERE PREVIOUSLY APPROVED WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED, FIVE FEET ALONG THE EAST AND WEST PERIMETERS WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED, AND ZERO-FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG AN ARTERIAL STREET (BONANZA ROAD) WHERE FIVE FEET IS REQUIRED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-5 (Apartment) Zone, Ward 3 (Reese)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Meeting – Recordation Notice of Council Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

RICHARD TRUESDELL, KEEN ELLSWORTH, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS, GUS FLANGAS; (Against-VICKI QUINN); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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STEVE GEBEKE, Planning and Development, stated that the request would decrease the number of units, building area, landscaping and required parking that was previously approved through SDR-12128. The applicant is requesting waivers and exceptions to Title 19 landscape standards, which staff can support as they are minor in nature, will have a minimal impact on the surrounding properties, and additional landscaping is provided within the amenity areas. Therefore, staff recommended approval. If the applicant is denied the development of the site must comply with the previously approved Site Development Plan Review.

PAUL THORYK, Thoryk Architecture, Inc., Architect and part owner of the property appeared and stated that due to the downturn in the economy, the previous project was unfeasible. The intent was to create a project that was aesthetically pleasing and affordable. The current design depicts a garden apartment atmosphere with garages for the units. Even though the landscaping has been reduced, they are still providing adequate landscaping and carports around the perimeter. The project's appearance has not deviated in appearance and it will be a Leed project to meet the sustainable energy efforts.

CHAIR TROWBRIDGE verified that by reducing the number of units, they are able to eliminate the deck podium.

MARGO WHEELER, Director of Planning and Development, indicated that the conditions are mailed to applicants and are also available on line.

CHAIR TROWBRIDGE felt it best to trail the item and give MR. THORYK an opportunity to read the conditions. The Item was recalled and the applicant accepted all conditions.

COMMISSIONER GOYNES verified with MR. THORYK that the units have handicap access.

CHAIR TROWBRIDGE declared the Public Hearing closed.